

LOS ANGELES--HIGHLAND PARK

NORTHEAST
LOS ANGELES
DISTRICT
PRELIMINARY
PLAN

Northeast Los Angeles District PRELIMINARY PLAN

DEPARTMENT OF CITY PLANNING ▢ LOS ANGELES, CALIFORNIA

among the various land uses are not altered. Development should not be allowed which is not consistent with the general intent and purpose of the Plan.

The Plan map is not an official zone map and as a guide does not imply any right to a particular zone or to the land uses permitted therein. Changes of zone are considered under a specific procedure established under the Los Angeles Municipal Code, subject to various requirements set forth therein, including consideration of their relation to and effect upon the General Plan. Inasmuch as the Plan shows land uses projected as much as twenty years into the future, it designates more land in some areas for different zones and land uses than may be desirable for many years.

This Plan is subject to review and amendment, in the manner prescribed by law, to reflect changes in circumstances.

OBJECTIVES OF THE PLAN

Physical Environment

- To create an environment with diversity, balanced growth, identity and historical continuity.
- To accommodate future population and economic growth.
- To coordinate development with that of other parts of the City and adjacent metropolitan areas; to provide a basis for cooperative action by Los Angeles City, County, and other jurisdictions.
- To provide a guide to an orderly and balanced development of the Northeast District.
- To encourage the intensification of Centers containing commercial uses, medium-intensity residential uses, public and social services, and cultural activities, in order to focus development within the District.
- To protect and improve desirable areas and upgrade substandard areas, taking advantage of the interesting topography, close-in location and other desirable aspects of the District.
- To acquire, develop and preserve open space, including parks, private recreational areas, public ownerships, natural preserves, etc.

Housing

- To identify areas of standard housing and protect them from intrusion of non-residential uses.
- To preserve good single-family neighborhoods and to rehabilitate areas of deteriorated housing.
- To designate sufficient land to provide housing for the 1990 projected population, with a range of types, densities and costs to meet the needs, desires and financial capabilities of all residents. To make various housing financial assistance programs available to residents.

Commerce and Industry

- To designate optimum locations for commercial and industrial development to meet the employment needs of the projected 1990 population.
- To achieve an efficient use of commercial and industrial sites.
- To improve employment opportunities by attracting new industry, by encouraging participation in job training and development programs and by improving transportation to jobs.

Circulation

- To provide an efficient street and highway system coordinated with the land use pattern.
- To make an adequate public transportation system available to all District residents.

Public Facilities and Social Services

- To provide needed school facilities to meet contemporary standards.
- To achieve optimal use of school facilities by encouraging their use for recreational and other public purposes.
- To provide for the recreational needs of the District's population through a comprehensive system of neighborhood and community parks.
- To develop special multi-purpose social service facilities through the Model Cities Program and other public and private funds.
- To improve recreational facilities serving local neighborhoods through the provision of small parks including mini-parks, strip parks and community cultural facilities.

POLICIES

The Northeast Los Angeles District includes the Communities of Eagle Rock, Glassell Park, Atwater, Highland Park, Mt. Washington, Lincoln Heights and El Sereno. The Plan proposes concentrated commercial and higher density residential uses at the established business districts of these communities (with the exception of Mt. Washington). The Concept for the Los Angeles General Plan proposes the ultimate development of the Highland Park and Lincoln Heights business districts as high intensity Centers served by rapid transit. However, their full development is not anticipated to take place prior to the 1990 target date of this Plan.

Special uses, such as the USC - Los Angeles County Medical Complex and California State College at Los Angeles, are to be served by an express busway and accommodated by high density residential use in adjacent areas.

The Plan proposes the annexation of the unincorporated County territory between the San Bernardino Freeway and the current City boundary.

LAND USE

Housing

The Northeast District Plan provides the housing capacity for the projected population of 245,000 in the year 1990. It proposes the development of housing at a range of types and prices, to meet the needs of families and individuals with a wide variety of incomes. The Plan emphasizes the preservation of the single-family residential character of the District. Residential uses have been designated for approximately 10,066 acres, or 64.8% of the total area of the District.

The Plan provides seven housing categories:

Density	Dwelling Units Per Gross Acre	Persons Per Gross Acre	Area (Gross Acres)	% of Total Residential Area
Minimum	0.5+ to 1	1.3	524	5.2
Very-Low	1 + to 3	6.5	1,002	9.9
Low	3 + to 7	17.7	4,870	48.4
Low-Medium I	7 + to 12	28.8	1,265	12.6
Low-Medium II	12 + to 24	46.3	670	6.7
Medium	24 + to 40	63.8	1,250	12.4
High-Medium	40 + to 60	96.5	485	4.8
TOTAL			10,066	100

Minimum Density: This category is applied to hillside areas where slope exceeds 40%. It is expected that development will be accomplished primarily through the Residential Planned Development procedure.*

Very-Low Density: This designation is applied primarily to hillside areas where slope ranges from 25% to 40%. Much of this area will also be developed as Residential Planned Developments.

Low Density: Detached single-family homes form the primary dwelling unit type. The Plan encourages the maintenance and rehabilitation of older housing.

Low-Medium I Density: This category will permit the construction of two-family dwelling units, townhouses, and restricted density apartments. It will also provide suitable sites for low and moderate income housing.

Low-Medium II Density: This category will permit townhouses and restricted density apartments.

Medium Density: This density range will be located primarily near community business districts or adjacent to highways. Medium density apartments are expected to be oriented to the elderly, single persons, married couples and families with not more than two children.

High-Medium Density: The largest concentrations of this use are in Highland Park and Lincoln Heights adjacent to the Centers.

Commerce

Approximately 642 acres, or 4.1% of the District's land, are proposed for commercial

uses of various types. Approximately 2.6 acres of commercial and associated parking lands are provided for each 1,000 residents.

Neighborhood shopping facilities are designed at convenient distances from all residential locations. These will contain supermarkets, drug stores, other retail shops and personal services.

Thoroughfare commercial development, featuring highway-oriented activities, is proposed along Los Feliz Boulevard in Atwater and along a portion of Eagle Rock Boulevard. All such development must have adequate and conveniently located off-street parking.

Community business districts are planned for the shopping areas adjacent to Huntington Drive at Eastern Avenue in El Sereno, along Glendale Boulevard in Atwater, along York Boulevard in Highland Park and at the intersection of Eagle Rock and Colorado Boulevards in Eagle Rock. Land uses include: retail commercial activities, commercial services, office space, social service facilities and medium and high-medium density housing.

More intensive commercial development is proposed for the Centers along Figueroa Street in Highland Park and along North Broadway in Lincoln Heights.

Major regional shopping facilities serving Northeast Los Angeles are located in Downtown Los Angeles, in Glendale and in Pasadena. Eagle Rock Plaza, at the northwest corner of the District, will assume a moderately important regional role.

New or rebuilt commercial facilities should be required to observe urban design standards through the application of existing or future zoning, subdivision and other land use controls appropriate to this purpose. All parking areas adjacent to residential lands should be buffered by means of walls and/or a landscaped setback.

Industry

Proposed industrial lands are intended to provide employment for residents of both the Northeast District and adjacent communities. The Plan proposes three types of industrial uses, covering a total area of 2,808 acres, or 18.1% of the District's land. Approximately 270 acres are dedicated to very light specialized industrial uses.

Specialized industrial uses related to the Los Angeles County Hospital - USC Medical Complex are designated on approximately 180 acres of adjacent land. These include pharmaceutical production and supply, medical and x-ray laboratories, and similar activities. Employees in this area could be served by housing immediately to the north in Lincoln Heights.

Limited and light intensity industrial uses are proposed for 2,152 acres and heavy intensity uses for 415 acres. Heavy industry is proposed on and adjacent to the Southern Pacific freight yard and shops.

Upgrading of all industrial uses relative to air pollution, noise control, parking facilities, buffers and landscaping and other environmental factors is recommended.

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* A Residential Planned Development is a group of residential buildings arranged in accordance with a plan of development for the entire project. Its purpose is to achieve well-designed neighborhoods with adequate open space, conveniently located service facilities, and a variety of housing types and environments.

Parking for industrial lands should be provided at a ratio of not less than one parking space for each employee on the main shift, except where it can be shown that the number of automobiles will be fewer than one per employee. In general, parking areas will be located at the periphery of industrial sites to serve as buffers, and should be separated from adjacent uses of other types by a wall and/or landscaped setback.

SERVICE SYSTEMS

The public facilities shown on the Plan Map (such as parks, schools, fire facilities, police facilities, etc.) should be developed in accordance with Citywide standards for site area and location as expressed in the various Service-Systems Elements of the General Plan.

Schools: Eight additional elementary schools and two additional junior high schools are needed by 1990 to serve increased student population. Elementary schools are located so as to best serve residential neighborhoods and to minimize the need for children to cross highways. Two new junior high schools are proposed, in Highland Park and in Lincoln Heights.

Albion Street Elementary School, because of its location in a predominantly industrial area, is proposed to be converted to an adult occupational training facility with programs primarily related to industrial employment.

Parks and Recreational Sites: Local recreational sites should be provided in accordance with the following standards:

- a. One acre per 1,000 residents for neighborhood recreational sites, located at 1 mile intervals, with a minimum size of 5 acres.
- b. One acre per 1,000 residents for community recreational sites, located at approximately 3 mile intervals, with a minimum size of 15 acres.

One-half of the area of school playgrounds may be counted toward the acreage requirements. Playgrounds should be made available for public use during non-school hours by cooperative arrangement of the Board of Education and the Department of Recreation and Parks.

In accordance with these standards the Plan designates community recreational sites in Lincoln Heights, Mt. Washington and Highland Park.

The Plan also designates 31 neighborhood recreational sites, including 29 additional sites over those existing in 1972. Most of the new neighborhood sites are located in the immediate vicinity of elementary schools. Joint development of recreational facilities and school playgrounds is proposed as a means to minimize the amount of land acquisition necessary.

Regional recreational facilities serving the District are Montecito Hills Regional Park, within the District, and Griffith Park and Elysian Park, in adjacent communities.

Open Space: The steeper hillside areas of the District are proposed to be used for minimum density and very-low density residential uses. It is anticipated that development of such areas will be clustered, with large open spaces being retained through the Residential Planned Development procedure.

Some of the open space area could be dedicated to the City as parts of equestrian, hiking and bicycle trails systems. Such trails should be established as parts of citywide systems. Equestrian trails in the Northeast District should connect equestrian facilities in Griffith Park with a series of small and large parks along the Arroyo Seco, Montecito Regional Park and riding trails within the area.

Other Public and Quasi-Public Service Systems

1. **Social Service Facilities:** The Plan proposes the establishment of four multi-purpose social service facilities. Two community level facilities are to be centrally located in Lincoln Heights and El Sereno and two smaller neighborhood facilities are located in the North Figueroa Street/Avenue 26 and Ramona Gardens area. Their purpose is to provide a variety of public, quasi-public and private services including facilities for day care, health clinics, public social service offices, employment counseling and referrals, job training, veterans' benefits, legal assistance, senior citizens activities, consumer education and other specialized adult education programs. These sites should be readily accessible by public transportation so as to maximize availability of service.
2. **Los Angeles County - USC Medical Complex:** The Plan proposes that hospital and related uses be expanded within the general area of Mission Road, Valley Boulevard, Soto Street and the San Bernardino Freeway. Hazard Park, which serves the adjacent residential areas, is to be retained and improved in accordance with current recreation standards.
3. **California State College at Los Angeles:** The Plan anticipates that this state college campus will expand to its north and west.
4. **Occidental College:** The Plan anticipates that this private liberal arts college will remain at its present site with slight expansion on currently-owned adjacent property to the east.

Other Public Lands: The Plan proposes that Department of Water and Power lands around the Ascot and Eagle Rock Reservoirs be retained in public ownership and studied to determine the most appropriate use or combination of uses.

CIRCULATION

The Plan proposes a balanced transportation system, including a street system designed to provide ready automobile access to points both within and outside the District.

(continued)

The Northeast Los Angeles District Preliminary Plan has been prepared as a part of the General Plan of the City of Los Angeles. It is intended to provide a guide for the orderly growth and development of the Northeast District over a 20 year period.

The Northeast District contains over 24 square miles. It is bounded generally by the Golden State Freeway and the Los Angeles River on the west; the City of Glendale on the North; the cities of Pasadena, South Pasadena and Alhambra on the east; and the San Bernardino Freeway on the south. It includes the communities of Eagle Rock, Glassell Park, Atwater, Highland Park, Mount Washington, Lincoln Heights and El Sereno.

The Northeast District is characterized by:

1. A varied topography that strongly influences the patterns of community development, circulation and land use.
2. The existence of distinct communities and sub-areas, each with its individual ethnic, physical and socio-economic characteristics.
3. A circulation system, influenced by the topography, with dispersed networks of grid and curvilinear local streets.
4. A strong physical and economic relationship to Central Los Angeles.
5. An established pattern of industrial development, particularly along the

Los Angeles River - Golden State Freeway - San Fernando Road Corridor, the San Bernardino Freeway, and Valley Boulevard.

6. The presence of three regionally oriented institutions: the U.S.C. - Los Angeles County Medical Complex, California State College at Los Angeles, and Occidental College.
7. Physical, social and economic problems including deterioration, inadequate public facilities (such as streets, parks, schools, etc.), low income, underemployment, and poor housing.
8. Areas of well maintained, good quality, stable residential development in many neighborhoods, especially in hillside areas.

Previous phases of the Northeast District Plan Study involved the gathering and analyzing of census and other data relating to physical, social and economic factors and the study of District problems and potentials. This report presents a preliminary 20-year Plan, including a proposed program for carrying out the Plan during an initial period of implementation. It is submitted for consideration and evaluation by citizens of the District, and by concerned public and private agencies and organizations.

After such review, a final Plan proposal will be developed and submitted for approval by the City Planning Commission and subsequent adoption by the City Council.

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PURPOSES

The Northeast District Preliminary Plan consists of this text and the accompanying map. It is a part of the General Plan of the City of Los Angeles.

USE OF THE PLAN

The purpose of the Plan is to provide a guide to the future development of the Northeast District for the use of the City Planning Commission, the City Council and the Mayor; other concerned governmental agencies; residents, property owners and businessmen of the District and private organizations concerned with planning and civic betterment. For the Planning Commission, the Council and the Mayor, the Plan provides a reference to be used in connection with their actions on various City development matters as required by law.

The Plan is intended to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Northeast District, within the large framework of the City; guide the development, betterment, and change of the District to meet existing and anticipated needs and conditions; contribute to a healthful and pleasant environment; balance growth and stability; reflect economic potentials and limitations, land development and other trends; and protect investment to the extent reasonable and feasible.

The Plan proposes approximate locations, configurations, and intensities of various land uses and circulation and service systems facilities. Development may vary slightly from the Plan, provided the total area of each type of land use, the land use intensities, and the physical relationships

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